



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

February 28, 2005

Mr. Richard Kautz
Sussex County Planning
P.O. Box 417
Georgetown, DE 19947

RE: PLUS 2004-06-21; Riverside Plaza

Dear Mr. Kautz:

Attached is a copy of a letter received from DC Group on January 20, 2005, regarding their response to the State agency comments received through the Preliminary Land Use Services (PLUS) for the Riverside Plaza project to be located on the corner of Routes 24 and 5, near Oak Orchard. I have also attached a copy of our original comments dated July 15, 2004.

It should be noted that this project is located in an Investment Level 2 area of the 2004 Strategies for State Policies and Spending and in the Environmentally Sensitive Developing Area according to the Sussex County comprehensive plan. Therefore, the State has no objections to the development of this parcel. We did; however, have concerns regarding how the property was to be developed.

After reviewing the applicant's response to our comments, we are pleased to see that the applicant made changes to the site plan in response to many of the State agency comments. The State appreciates the applicant's willingness to work with the agencies regarding their concerns and we ask that as the proposal moves forward, the applicant continue to work with the State agencies and the adjacent landowners, specifically the Nanticoke Indian Association and the Boys and Girls Club.

If you have any questions, please contact me at (302)739-3090.

Sincerely,

A handwritten signature in cursive script, reading "Constance C. Holland".

Constance C. Holland
Director

CC: DC Group